



Design Statement

D865

Erection of replacement dwellinghouse

at

Bogentory Cottage, Dunecht, Westhill, AB32 7EN

For

Mr Euan Stewart

LawieArchitecture

Directors: Michael J. Lawie, Norman P. Lawie, Elizabeth J. Lawie.
Registered In Scotland No. 64192

Norman P. Lawie Ltd

Architectural Design

Tumulus Way, Midmill Business Park,
Kintore, Aberdeenshire, AB51 0TG

info@lawie.co.uk

(01467) 633064

www.lawie.co.uk

Background

This Design Statement is lodged in support of an application for the replacement of a single dwelling (Application Ref: APP/2023/1915) at Bogentory Cottage, Dunecht, Westhill.

Site analysis

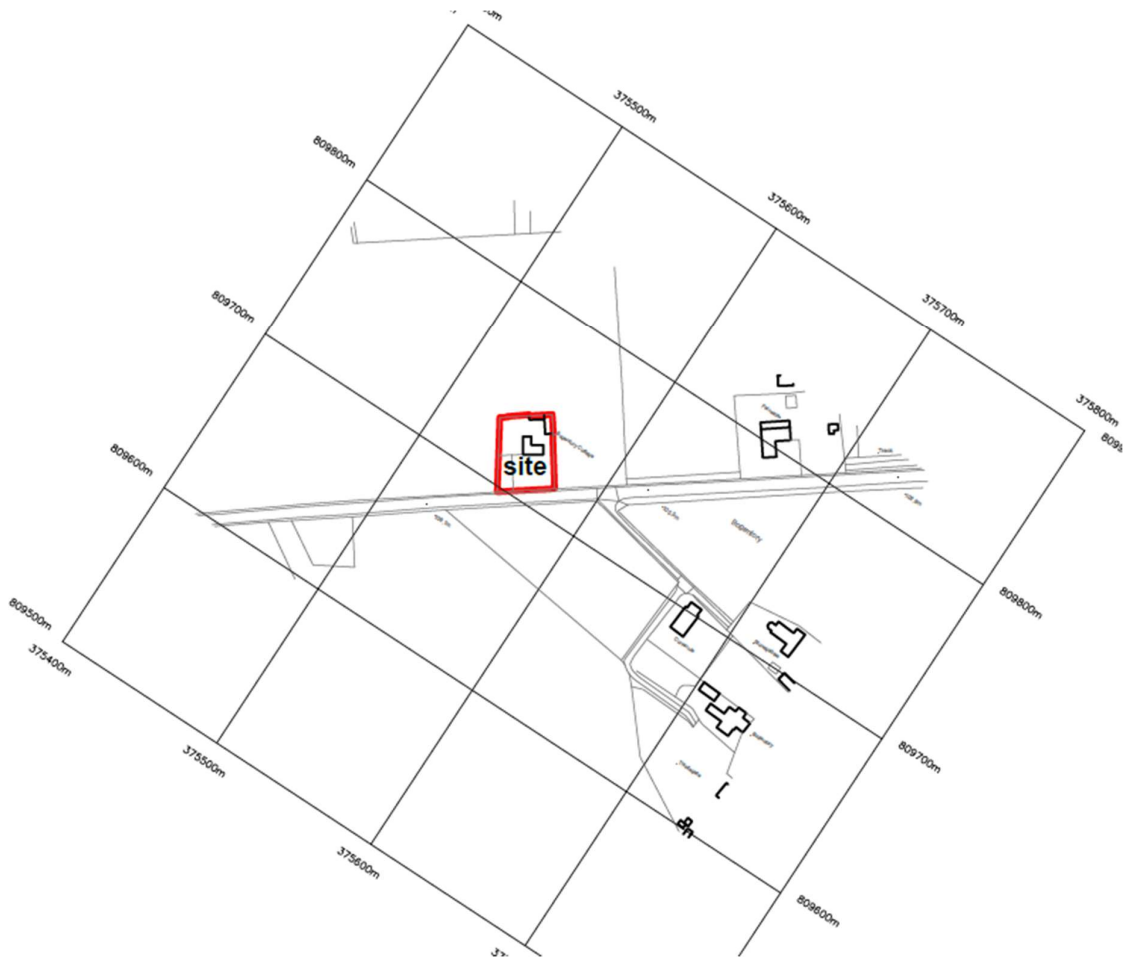
On the existing site sits an existing concrete block built cottage and adjoining stone built outbuilding within an existing garden setting. The cottage sits away from other dwellings and is surrounded by arable fields with the B977 public road to the south of the site. There is an existing access from the public road.



Design Principles

The design ethos was to create a development which was sensitively sited and designed, whilst meeting the requirements for parking, access and garden ground.

The site benefits from the existing site being well defined to form the existing curtilage with natural stone dykes to some of the boundary treatments.



Additionally, the site has far reaching views. Further the scheme takes cognisance of surrounding development to ensure that the property does not appear incongruous in the wider landscape.

Analysis of key issues

The key opportunities identified were:

- the existing site opportunities
- housing in the area utilises broadly traditional materials and proportions
- an opportunity to create more sense of enclosure and shelter to this development

Design concepts

- utilise the shape of the site and the access point; the development lends itself to a house which has access and frontage to the south, whilst taking advantage of the shape of the site to provide a sense of enclosure.
- the housing being orientated to the east and west to take advantage of solar gain
- use proposed landscaping to create protection, habitat creation and a landscape setting in the landscape.

Design Solutions

The design solution for this site sees the proposed house orientated to allow a frontage to the existing public road and utilising solar gain from the south to the main living area, and to utilise the open views.

In terms of design and layout the house comprises a detached 4 bed property. The layout provides lounge/dining/kitchen on the ground floor together with a separate ground floor bedroom and a utility. On the first floor, the 3 bedrooms are partially in the eaves, lit by velux windows and gable end windows. Care has been taken to reduce the mass of the building by housing much of the first-floor accommodation in the roof space, and by breaking down the mass with the introduction of gables to the south. The proportions are traditional, with a more contemporary twist to the south elevation, these being: slate roof, UPVC fascias (grey), windows UPVC (grey), K-rend smooth cement (buttermilk).

The house will sit within the existing well defined curtilage.

In time this planting will provide both a setting and security to this development whilst also creating a weather barrier.

Planning Policy

The following policy as contained in the Aberdeenshire Local Development Plan 2023 is considered relevant to this application;

Policy P1 – Shaping Places – Layout, siting and the design of new development, which seeks

Development designs will be considered against the following six qualities:

- *distinctive with a sense of local identity*
- *safe and pleasant*
- *welcoming*
- *adaptable*
- *efficient*
- *well connected*

The Policy sets out a number of criteria to be considered in assessing the Six Qualities of successful Placemaking.

Response –

The proposed development aims to create a sense of identity inspired by the surrounding landscape and pattern of development nearby. Traditional features incorporated within the design have been inspired from the local vernacular building styles.

The main entrance to the house is on the west elevation, facing towards the existing arable fields, which is welcoming and also provides a sense of security. There is a clear distinction between public and private space with an area to the north of the house with private garden area, with less private areas of garden to the south affording a view of the property from the south and the public road.

The layout is distinctive but builds upon the built form of existing housing in the area. The proposal is of traditional massing and proportions with a more contemporary twist to the finishes, thereby creating a modest but clean finish.

The buildings are adaptable to future use with ground floor accommodation which includes an accessible bathroom should circumstances change and these facilities be required.

The development makes good use of resources by creating a new house which minimizes its use of energy through careful house orientation (east/west

facing) and by using natural features that are important to conserve and maintain the identity of the area. Energy efficiency is provided in the form of an air source heat pump together with high levels of insulation to the proposed construction of the dwelling.

The site is located around 600 metres from the existing settlement of Dunecht.

Dunecht is served by the number 218 Aberdeen City Centre to Alford bus service.

The site is also a short drive to Kintore, which has frequent rail and bus services to Aberdeen.

As such it is submitted that the detailed design and layout accord with Policy P1.

Summary

It is proposed to replace the existing dwellinghouse with a new dwellinghouse to provide a well designed and sited dwelling within the countryside area.

November 2023.